

AGENDA ITEM

TO: Planning and Zoning Commission

FROM: Brandon Opiela, Planning Manager

SUBJECT: Consider/Discuss/Act on a Preliminary-Final Plat for 86 Single Family Attached Residential (Townhome) Lots, 8 Common Areas, and 1 Commercial Lot, Located Approximately 2,400 Feet North of Stacy Road and on the West Side of Ridge Road

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to provide corner clips at the intersection of Alley B and Street A, subject to the review and approval of the City Engineer.
3. The applicant revise the plat to provide the acreage for proposed Lot 1, Block C.

APPLICATION SUBMITTAL DATE: September 15, 2014 (Original Application)
September 30, 2014 (Revised Submittal)
October 14, 2014 (Revised Submittal)
October 17, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 22.50 acres into 86 single family attached residential (townhome) lots, 8 common areas, and one commercial lot, located approximately 2,400 feet north of Stacy Road and on the west side of Ridge Road.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit or Certificate of Occupancy (as applicable).

SURROUNDING ZONING AND LAND USES:

Subject Property: “PD” – Planned Development District Ordinance No. 2014-02-012 and “REC” – Regional Employment Center Overlay District (Commercial and Single Family Attached Residential Uses)

North	“PD” – Planned Development District Ordinance No. 2007-10-103 and “PD” – Planned Development District Ordinance No. 1895 (Commercial and Multi-Family Residential Uses)	St. Andrew’s Episcopal Church and Undeveloped Land
-------	---	--

South	“PD” – Planned Development District Ordinance No. 2007-09-085, “PD” – Planned Development District Ordinance No. 2012-11-059 and “REC” – Regional Employment Center Overlay District (Multi-Family Residential Uses)	Millennium McKinney Apartments and Undeveloped Land
-------	--	---

East	“PD” – Planned Development District Ordinance No. 2002-03-019, “PD” – Planned Development District Ordinance No. 2014-10-077 and “REC” – Regional Employment Center Overlay District (Commercial and Single Family Residential Uses)	Saddle Club Subdivision and Undeveloped Land
------	--	--

West	“PD” – Planned Development District Ordinance No. 2007-08-072 and “REC” – Regional Employment Center Overlay District (Commercial Uses)	Undeveloped Land
------	---	------------------

ACCESS/CIRCULATION:

Adjacent Streets: Ridge Road, Variable Right-of-Way, Major Arterial

McKinney Ranch Parkway, 120’ Right-of-Way, Major Arterial

Discussion: Proposed Lot 1, Block C has direct access to Ridge Road and McKinney Ranch Parkway and all proposed residential lots have direct access to a public street.

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the Arborist. The applicant will also be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

- Sidewalks: Required along Ridge Road and McKinney Ranch Parkway and as required per the Subdivision Ordinance
- Hike and Bike Trails: Not Required
- Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer
- Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

- Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)
- Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)
- Median Landscape Fees: Not Applicable (per MRL Agreement)
- Park Land Dedication Fees: Applicable
- Pro-Rata: As determined by the City Engineer

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Plat